



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### MITIGATED NEGATIVE DECLARATION

Project Name: Shorees Minor Subdivision

Project Number(s): TPM 21054; Log No. 07-14-002

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for
1. California Environmental Quality Act Negative Declaration Findings:  
Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
  2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. BIOLOGICAL REQUIREMENTS

1. OPEN SPACE EASEMENT

Prior to issuance of any permit and prior to recordation of the parcel map, the applicant shall grant by separate document to the County of San Diego and the California Department of Fish and Game an open space easement, or grant by separate document to the California Department of Fish and Game, a conservation easement, as shown on the Tentative Parcel Map dated **February 29, 2008** on file with the Department of Planning and Land Use as TPM 21054. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. **[DPLU, FEE]**

The sole exceptions to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or

habitat management plan approved by the Director of Planning and Land Use or the Director of Public Works.

2. LIMITED BUILDING ZONE

Prior to issuance of any permit and prior to recordation of the parcel map the applicant shall grant by separate document to the County of San Diego a Limited Building Zone Easement as shown on the Tentative Parcel Map dated **April 20, 2009** on file with the Department of Planning and Land Use as TPM 21054. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibits the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are: **[DPLU, FEE]**

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

3. OPEN SPACE SIGNAGE

Prior to the issuance of any building, grading, or construction permit, or approval of any grading, improvement, or building plans, and prior to recordation of the parcel map, provide evidence to the satisfaction of the Director of Planning and Land Use, that the open space signage has been installed.

The applicant shall submit a statement from a California Registered Engineer, or licensed surveyor that all open space signs along the open space boundary of lots 1, 2, 3 and 4 as shown on the Open Space Fencing and Signage Plan dated **April 2, 2008** on file with the Department of Planning and Land Use as Environmental Review Number 07-14-002 have been installed. **[DPLU, FEE]**

- a. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

"Sensitive Environmental Resources"

Disturbance Beyond this Point is Restricted  
by Easement  
Information:  
Contact County of San Diego, Department of Planning and  
Land Use  
Ref: 07-14-002"

4. Prior to the approval of the grading, improvement, or building plans, submit to the satisfaction of the Director of Planning and Land Use; a statement from a California Registered Engineer, or licensed surveyor that temporary construction fences have been placed in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fencing condition shall be released on a parcel-by-parcel basis. **[DPLU, FEE]**
5. Prior to the issuance of any Building, grading, or construction permit, or approval of any grading, improvement, or building plans, provide evidence to the satisfaction of the Director of Planning and Land Use the grading, and or improvement plans, and or building plans show permanent fences or walls along the open space boundary of lots 1, 2, 3 and 4 as shown on the Open Space Fencing and Signage Plan dated April 2, 2008 on file with the Department of Planning and Land Use as Environmental Review Number 07-14-002. **[DPLU, FEE]**
  1. The fence or wall shall be a minimum of four feet (4') high and consist of split-rail fencing. Any change in construction materials and fence or wall design shall be approved by the Department of Planning and Land Use prior to installation.
6. Prior to the issuance of any building, grading, or construction permit, or approval of any grading, improvement, or building plans, provide evidence to the satisfaction of the Director of Planning and Land Use that the open space signage has been installed. The applicant shall submit a statement from a California Registered Engineer, or licensed surveyor that all open space signs along the open space boundary of lots 1, 2, 3 and 4 as shown on the Open Space Fencing and Signage Plan dated April 2, 2008 on file with the Department of Planning and Land Use as Environmental Review Number 07-14-002 have been installed. **[DPLU, FEE]**

- a. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

"Sensitive Environmental Resources"  
Disturbance Beyond this Point is Restricted  
by Easement  
Information:  
Contact County of San Diego, Department of Planning and  
Land Use  
Ref: 07-14-002"

7. Prior to the approval of any grading, improvement, or building plans and issuance of any permit, provide evidence to the satisfaction of the Director of Planning and Land Use or Public Works, that the following specific environmental notes have been placed on any of the following plans as applicable: grading, and or improvement plans, and or building plans:

"Temporary construction fencing is required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fencing shall be removed after the conclusion of such activity."

"Prior to the conclusion of grading activities and Final Grading Release or Occupancy of any building: Placement of permanent fencing or walls is required. Provide evidence to the satisfaction of the Director of Planning and Land Use that the permanent fences or walls, and open space signs have been installed along the biological open space boundary of lots 1, 2, 3 and 4 as shown on the Open Space Fencing and Signage Plan dated April 2, 2008 on file with the Department of Planning and Land Use as Environmental Review Number 07-14-002. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed."

"Prior to the conclusion of grading activities and Final Grading Release or Occupancy of any building: Placement of open space signs is required."

- a. Provide evidence to the satisfaction of the Director of Planning and Land Use that the permanent fences or walls, and open space signs have been installed along the

biological open space boundary of lots 1, 2, 3 and 4 as shown on the Open Space Fencing and Signage Plan dated April 2, 2008 on file with the Department of Planning and Land Use as Environmental Review Number 07-14-002.

- b. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.”

“Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of coastal sage scrub habitat during the breeding season of migratory birds. This is defined as occurring between February 15 and August 31. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no nesting migratory birds are present in the vicinity of the brushing, clearing or grading.”

## C. NOISE

### 1. NOISE PROTECTION EASEMENT

On the Final Parcel Map, grant to the County of San Diego a perpetual Noise Protection Easement, as shown on Tentative Parcel Map 21054. The easement shall be placed over the entire area of Parcels 2 and 3. The easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the noise affected Parcels. [DPLU, FEE X2]

“Said Noise Protection easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement located on Parcels 2 and 3”, the applicant shall:

- a. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dB CNEL)]. Future

traffic noise level estimates for Dehesa Road shall use a traffic flow equivalent to a Level of Service "C" traffic flow for a Rural Collector road that is the designated General Plan Circulation Element buildout roadway classification.

- b. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.

2. NOISE BARRIERS (WALLS)

Prior to approval of grading and/or improvement plans, the applicant shall:

- a. Provide evidence to the Director of Planning and Land Use that a sound barrier is shown on **Parcel 2** within the grading plans. .
  - 1) The "L-shaped" sound barrier wall will be five-foot (5') high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall. The sound barrier wall height shall be based on the sites finished grade elevation.
  - 2) The sound barrier wall will start at the southern pad edge of Parcel 2, running to the southeastern corner, with a return to the north along the eastern pad edge.
  - 3) The sound barrier wall locations are shown in Figure 6b: Proposed Wall Locations and Section 6.0 Summary of Project Impacts, Mitigation and Conclusion within the Acoustical Site Assessment noise report prepared by ISE dated September 26, 2008. Noise Study is on file with the Department of Planning and Land use as Case Number Tentative Parcel Map 21054.
- b. Provide evidence to the Director of Planning and Land Use that a sound barrier is shown on **Parcel 3** within the grading plans. .

- 1) The "L-shaped" sound barrier wall will be five-foot (5') high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall. The sound barrier wall height shall be based on the sites finished grade elevation.
  - 2) The sound barrier wall will start at the southern pad edge of Parcel 3, running to the southwest corner, with a return to the north along the western pad edge.
  - 3) The sound barrier wall locations are shown in Figure 6b: Proposed Wall Locations and Section 6.0 Summary of Project Impacts, Mitigation and Conclusion within the Acoustical Site Assessment noise report prepared by ISE dated September 26, 2008. Noise Study is on file with the Department of Planning and Land use as Case Number Tentative Parcel Map 21054.
3. Prior to approval of the grading and or improvement plans, the following specific note(s) shall be placed on the grading and/or improvement plans: [DPLU, FEE]
- a. Prior to rough grading sign off, provide evidence to the satisfaction of the Director of Planning and Land Use; that a five-foot high sound barriers have been constructed on Parcels 2 and 3 pursuant to the approved grading plan. Evidence of the wall shall consist of a signed, stamped statement from a California Registered Engineer, licensed surveyor or County approved noise consultant, and photographic evidence that the noise wall has been constructed.
3. Critical Project Design Elements That Must Become Conditions of Approval:
- The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.



A. THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY:

1. THE PARCEL MAP SHALL SHOW AN ACCURATE AND DETAILED VICINITY MAP.
2. ACCESS
  - a) The subdivider shall furnish to the County of San Diego, Department of Public Works, recorded documentation showing that the land division is connected to a publicly maintained road by an easement for road purposes. This easement shall be forty feet (40') wide as specified in Section 81.703(a) and/or (b)(1), unless proof is furnished that a lesser width is applicable under Section 81.703(m)(1) of the County Code, and shall be for the benefit and use of the property being divided. Recordation data for said easement shall be shown on the Parcel Map. This requirement applies to off-site access to parcel four (4).
3. SIGHT DISTANCE [DPW]
  - a. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along Dehesa Road from the three driveways serving parcels 1, 2, and 3, for the prevailing operating speed of traffic on Dehesa Road. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Director of Public Works.
  - b. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along Dehesa Road from private easement road serving parcel 4, for the

prevailing operating speed of traffic on Dehesa Road. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Director of Public Works.

4. PRIVATE ROAD EASEMENTS

- a. Prior to recording the Parcel Map, a Registered Civil Engineer shall provide a signed statement that the private easement road serving for access to parcel 4, and a hammerhead turnaround located on parcel 4 are constructed within the easement for the benefit of the land division and is to the satisfaction of the San Diego Rural Fire Protection District. [FIRE]

5. ROAD DEDICATIONS [DPW]

- a. Offer to dedicate the right-of-way required to complete a thirty-five foot (35') wide, one-half right-of-way width on the project side of the ultimate centerline plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty-five foot (35') limit for that portion within the land division for Dehesa Road. The Parcel Map shall be prepared to show the offer being accepted.
- b. Any offer of dedication or grant of right-of-way shall be free of any burden or encumbrances which would interfere with the purposes for which the dedication or offer of dedication is required, per Section 81.705 (a) of the County Code, at the time of recordation of the Parcel Map.
- c. Relinquish access rights onto Dehesa Road and Dehesa Road (SF 1401) along the project (TPM 21054) frontage except for the three (3) driveway openings to the satisfaction of the Director of Public Works.

6. CIRCULATION ELEMENT ROADS [DPW]

- a. Prior to preparation of the Parcel Map, contact the Department of Public Works to determine the desired location of the centerline for Dehesa Road (SF 1401), which is shown on the Circulation Element of the County General Plan as a Rural Collector Road with bicycle lane. The following shall be shown on the Parcel Map:
  - (1) The centerline location as approved by the County of San Diego, Department of Public Works.
  - (2) The width of the right-of-way which is forty-seven feet (47') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening." The additional five feet (5') is for a bicycle facility.
  - (3) A building line which is seventy-two feet (77') from the centerline of the road and identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
  - (4) Show the ultimate drainage and slope limits on the Parcel Map. A profile and cross-section sufficient to verify these limits shall be submitted to the County of San Diego, Department of Public Works, for review and approval.

7. SPECIAL DISTRICTS/ROAD MAINTENANCE/COVENANTS/  
DEVELOPMENT IMPACT FEES [DPW]

- a. Participate in the cost of a traffic signal installation at the intersection of Dehesa Road at Harbison Canyon Road. The amount of the developer's portion of the entire cost of the signal shall be \$394. The Planning Commission hereby determines that:
  - (1) The fee is to assist in financing the construction of a traffic signal to mitigate the impact of this project on traffic safety;
  - (2) The fee will be used to contribute toward the installation of a traffic signal at the intersection of Dehesa Road and Harbison Canyon Road.

- (3) The traffic signal will help mitigate the additional traffic impact on this these intersection caused by the residential subdivision;
  - (4) This residential subdivision will contribute additional traffic to the intersection of Dehesa Road and Harbison Canyon Road.
  - (5) The fee of \$394 is based on an estimate of the percentage of traffic this project will contribute to this intersection.
- b. Street lights are required. Deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:
- (1) Energize and operate the street lighting system until tax revenues begin accruing from the land division for those purposes.
  - (2) The subdivider shall pay the cost to process lighting district administration of this project. After recording of the Parcel Map, the land division shall be transferred without notice or hearing to Zone "A" of the San Diego County Street Lighting District to operate and maintain the system.

8. FACILITY/UTILITY ARRANGEMENTS [DPW] [DPLU]

- a. The subdivider shall comply with Section 66436 of the Government Code by furnishing to the County of San Diego, Department of Public Works, a certification from each public utility and each public entity owning easements within the proposed land division stating that: (a) they have received from the subdivider a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Map without their signature. [DPW]
- b. Prior to recordation of the Parcel Map, approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have

contacted all adjacent property owners and solicited their participation in the extension of utilities.

- c. Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Parcel Map. [DPLU]

9. FLOODING/DRAINAGE [DPW]

- a. The drainage swale which flow through the property shall be shown and labeled "Drainage Swale" on the Parcel Map. The County of San Diego, Director of Public Works, will provide this information by annotating the copy of the Tentative Parcel Map.

10. RESOURCE PROTECTION ORDINANCE REQUIREMENTS  
[DPLU]

- a. Prior to recordation of the Parcel Map, the applicant shall:

Grant to the County of San Diego an open space easement over portions of Parcels 1, 2, 3, and 4 as shown on the Tentative Parcel Map dated **April 20, 2009**. This easement is for the protection of steep slope lands and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space.

The sole exceptions to this prohibition are as follows:

- 1) Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
- 2) Establishment or expansion of an agricultural operation, provided that the establishment or

expansion of the operation must be completed in accordance with all applicable federal, state and local regulations (e.g., Clearing and Grading permit from the County of San Diego). The following shall be considered an agricultural operation for purposes of this exception: an operation that includes the cultivation, growing, and harvesting of animals, nursery products and flower crops; fruit and nut crops; livestock and poultry products; vegetable crops; livestock and poultry (including their associated enclosures); field crops; apiary products; timber and firewood; and nonbearing fruit and nut crops.

- 3) Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.
- 4) Construction, use, and maintenance of septic systems, on Parcel 4 and in the location shown on the Preliminary Grading Plan for TPM 21054, dated October 16, 2008.
- 5) Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

11. TRAILS REQUIREMENTS [DPR]

On the Parcel Map, designate within the public road right of way for Dehesa Road, a ten (10') foot wide decomposed granite (DG) non-motorized pathway, as shown on the Tentative Parcel Map 21054 dated February 29, 2008 on file with the Department of Planning and Land Use.

- B. BECAUSE THEY HAVE BEEN FOUND NECESSARY FOR THE PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE AREA, THE FOLLOWING PUBLIC IMPROVEMENTS MUST BE COMPLETED OR A SECURED AGREEMENT EXECUTED PRIOR TO RECORDING A PARCEL MAP. THE AGREEMENT REQUIRES POSTING OF SECURITY IN FORM OF A

CASH DEPOSIT, IRREVOCABLE LETTER OF CREDIT OR AN INSTRUMENT OF CREDIT VALUED AT, OR MORE THAN, THE ESTIMATED IMPROVEMENT COST. IT ALSO REQUIRES IMPROVEMENTS BE COMPLETED WITHIN TWENTY-FOUR (24) MONTHS FROM THE DATE OF RECORDING THE PARCEL MAP OR PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF A PARCEL CREATED BY THIS MAP, WHICHEVER COMES FIRST UNLESS OTHERWISE NOTED. NOTE: THE PROCESSING OF SECURITY TAKES APPROXIMATELY TWO (2) MONTHS. YOU SHOULD INITIATE THIS PROCESS TWO (2) MONTHS PRIOR TO RECORDING THE PARCEL MAP. [DPW] [DPLU]

1. PUBLIC ROAD IMPROVEMENTS

- a) Dehesa Road shall be improved in accordance with Public Road Standards for a Rural Collector Road with bicycle lane to a [one-half] graded width of thirty-five feet (35') with twenty-five feet (25') of asphalt concrete pavement over approved base with asphalt concrete dike and ten foot (10') a disintegrated granite (DG) pathway. The face of dike shall be at twenty-five feet (25') from centerline to the satisfaction of the Director of Public Works and the Director of Parks and Recreations.
- b) All new and existing utility distribution facilities, including cable television lines, shall be placed underground. All utility installations shall be completed before surfacing the streets and installing concrete curb, gutter, and pathway.
- c) The exact depth of improved base material shall be based on soil tests approved by the County of San Diego, Director of Public Works.
- d) The subdivider shall construct a public street lighting system to the satisfaction of the County of San Diego, Director of Public Works. Contact Special District Services (694-2198) for details.
- e) A construction permit shall be obtained for the work within the right-of-way.
- f) Plans for public road improvements shall be prepared by a registered civil engineer and submitted to the County of

San Diego, Director of Public Works. The following items shall also apply:

- (1) Street alignment and grade, including the change of any existing or proposed street alignment and grade, shall be as required by the County of San Diego, Director of Public Works.
- (2) Sight distance at all intersections shall conform to the intersectional sight distance criteria as provided by the County of San Diego Public Road Standards.
- (3) Plans and specifications for the improvement of all streets, rights-of-way, drainage easements and all culverts, drainage channels and all private easements shall meet with the approval of the County of San Diego, Director of Public Works.

2. TRAILS REQUIREMENTS [DPR]

- a. To the satisfaction of the Directors of Public Works and Parks and Recreation, improve a pathway to a width of ten (10') feet as indicated on the Tentative Parcel Map 21054 dated February 29, 2008 on file with the Department of Planning and Land Use. The trail shall be constructed pursuant to the Community Trails Master Plan Design and Construction Guidelines.

C. OTHER REQUIREMENTS [DPW] [DPLU]

1. The following note shall appear on the Parcel Map:

All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.

2. At the time of recordation of the Parcel Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
3. Prior to the approval of the Parcel Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired



and a Parcel Map report from a qualified title insurance company.

4. The Basis of Bearings for the Parcel Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. **To be in compliance with the Public Resources Code, all Parcel Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.**
5. Prior to January 1, 2000, a survey for any Parcel Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the County of San Diego, Director of Public Works (Refer to San Diego County Subdivision Ordinance Section 81.811 and 81.506(j)).

After December 31, 1999, a survey for any Parcel Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

6. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge

Control Ordinance (**Ordinance No. 9589**) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

7. Zoning regulations require that each parcel shall contain a minimum net area of two (2) acres. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.
8. The subject property is in the Estate Residential (17) Designation of the Jamul-Dulzura Community Plan and Parcels 1, 2, and 3 shall contain a minimum gross area of two (2) acres. Parcel 4 shall contain a minimum gross area of four (4) acres. If, as a result of survey calculations or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the required minimum, it becomes the responsibility of the subdivider to meet area requirements by lot redesign. The subdivider shall comply with the area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

D. WAIVER AND EXCEPTIONS [DPW] [DPLU]

1. This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County of San Diego Subdivision Ordinance, the County of San Diego Public and Private Road Standards and all other required ordinances of San Diego County except for a waiver or modification of:
  - a. County of San Diego Subdivision Ordinance, Section 81.703(b)(1) and County Private Roads Standards, to improve the private easement road serving for access to

parcel 4. This waiver of road improvements was supported by DPW per modification request, dated August 1, 2008.

**ADOPTION STATEMENT:** This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

\_\_\_\_\_

on \_\_\_\_\_

Rosemary Rowan, Planning Manager  
Project Planning Division

EG:RR:kj